



HISTORIC LANDMARK COMMISSION MEETING MINUTES

1st FLOOR, AUDITORIUM

EL PASO MAIN LIBRARY, 501 N. OREGON

APRIL 22, 2013

4:00 P.M.

The El Paso Historic Landmark Commission held a public hearing in the Auditorium, 1st Floor, El Paso Main Library, April 22, 2013, 4:00 p.m.

The following commissioners were present:

Chairman David Berchelmann
Commissioner John Moses
Commissioner Cesar Gomez
Commissioner Edgar Lopez
Commissioner William Helm II
Commissioner Randy Brock
Commissioner Ricardo Fernandez

Commissioner Beatriz Lucero was not present:

The following City staff members were present:

Ms. Providencia Velázquez, Historic Preservation Officer, City Development Department, Planning Division
Ms. Kristen Hamilton, Assistant City Attorney, City Attorney's Office

Chairman David Berchelmann called the meeting to order at 4:02 p.m., quorum present.

CHANGES TO THE AGENDA

Ms. Velázquez requested that item #3 (PHAP13-00007) be tabled to the end of the agenda to allow the architect to be present at the meeting.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

None.

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II. REGULAR AGENDA – DISCUSSION AND ACTION

1. Election of a Vice-Chairperson.

MOTION:

Motion made by Chairman Berchermann, seconded by Commissioner Moses AND UNANIMOUSLY CARRIED TO ELECT COMMISSIONER EDGAR LOPEZ AS THE VICE-CHAIRPERSON OF THE HISTORIC LANDMARK COMMISSION.

Certificate of Appropriateness

2. PHAP13-00006: Lots 1 and 2, Block 34, Manhattan Heights, City of El Paso, El Paso County, Texas.
- Location: 1416 Elm
- Historic District: Manhattan Heights
- Property Owner: Michael G. Trujillo
- Representative: Ameca Windows and Doors, Humberto Rodriguez
- Representative District: 2
- Existing Zoning: R-3/H (Residential/Historic)
- Year Built: 1930
- Historic Status: Contributing
- Request: Certificate of Appropriateness for the replacement of existing windows with white vinyl windows with 6 over 6 grid pattern on top and bottom sash.
- Application Filed: 03/25/13
- 45 Day Expiration: 05/09/13

Ms. Velázquez gave a presentation and noted the applicant seeks approval for a Certificate of Appropriateness for the replacement of existing windows with white vinyl windows with 6 over 6 grid pattern on top and bottom sash.

STAFF RECOMMENDATION

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties

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recommend the following:

- *If windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Mr. Humberto Rodriguez, representative, was present and responded to questions and comments from commissioners and staff.

Mr. William Curan, contractor, was present and responded to questions and comments from commissioners and staff.

MOTION:

Motion made by Commissioner Helm, seconded by Commissioner Fernandez AND UNANIMOUSLY CARRIED TO APPROVE THE REVISED PLAN AS SUBMITTED BY THE CONTRACTOR TODAY, WITH CONDITIONS AND OR MODIFICATIONS THAT ALL WINDOW REPLACEMENTS WILL BE IN KIND REPLACEMENTS WITH FULLY OPERATIONAL SASH WINDOWS, MATCHING GRID PATTERNS ON THE TOP AND BOTTOM, AND THREE DIMENSIONAL EXTERIOR MOUNTED GRIDS REGARDLESS IF THAT WINDOW IS CURRENTLY OPERATIONAL OR NOT.

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3. PHAP13-00007: Lot 23 Mills, 63 ft. on Stanton, 120 ft. on Franklin SW corner, City of El Paso, El Paso County, Texas.
- Location: 311 Franklin Avenue
- Historic District: Listed on the El Paso Inventory of Historic Sites
- Property Owner: Joseph M. Nebhan
- Representative: Marilyn Del Rio, DRS Architecture
- Representative District: 8
- Existing Zoning: C-5 (Commercial)
- Year Built: 1921
- Historic Status: El Paso Inventory of Historic Sites
- Request: Certificate of Appropriateness for the installation of glass block in a storefront on Stanton Street in opposition to the submitted tax exemption application.
- Application Filed: 04/01/13
- 45 Day Expiration: 05/16/13

Ms. Velázquez gave a presentation and noted the applicant seeks approval for a Certificate of Appropriateness for the installation of glass block in a storefront on Stanton Street in opposition to the submitted tax exemption application.

STAFF RECOMMENDATION

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Retain and preserve storefronts that contribute to the overall historic character of a building, including such functional and decorative features as transoms, display windows, doors, entablatures, pilasters, recessed entries, and signs.*
- *Protect and maintain historic storefront features and materials through appropriate methods.*
- *Repair historic storefront features using recognized preservation*

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methods for patching, consolidating splicing, and reinforcing.

- *If replacement of a deteriorated detail or element of a storefront feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. If replacement of an entire storefront feature is necessary, replace it in kind, matching the original feature in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.*
- *If a store front feature or an entire storefront is missing, replace it with a new feature or storefront based on accurate documentation. If accurate documentation is not available, then utilize a new design compatible with the building in scale, size, material, and color.*
- *It is appropriate to remove objects and later renovations to reveal original storefront openings obscured by the changes.*
- *It is not appropriate to introduce storefront features or details to a historic building in an attempt to create a false historical appearance.*
- *It is appropriate to mount security grilles, tracks and roll down shutters on the interior.*
- *All storefront glass shall be clear and un-tinted or un-mirrored.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

Ms. Marilyn Del Rio, representative, was present and responded to questions and comments from commissioners and staff.

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Mr. Joseph M. Nebhan, owner, was present and responded to questions and comments from commissioners and staff.

MOTION:

Motion made by Chairman Berchelmann, seconded by Commissioner Helm AND UNANIMOUSLY CARRIED TO POSTPONE PHAP13-00007 TO THE HISTORIC LANDMARK COMMISSION MEETING OF MAY 6, 2013.

4. PHAP13-00008: Lot 10 Government Hill, City of El Paso, El Paso County, Texas.
- Location: 1313 Hardaway Street
- Historic District: Austin Terrace
- Property Owners: Carlos and Norma Orozco
- Representative: Carlos Orozco
- Representative District: 2
- Existing Zoning: R-4/H (Residential/Historic)
- Year Built: 1961
- Historic Status: Non-Contributing
- Request: Certificate of Appropriateness for the landscaping of the front and side yards and parkways with artificial grass and hardscape exceeding 50%.
- Application Filed: 04/08/13
- 45 Day Expiration: 05/23/13

Ms. Velázquez gave a presentation and noted the applicant seeks approval for a Certificate of Appropriateness for the landscaping of the front and side yards and parkways with artificial grass and hardscape exceeding 50%.

STAFF RECOMMENDATION

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Grass and sod may be removed from parkways provided not more than*

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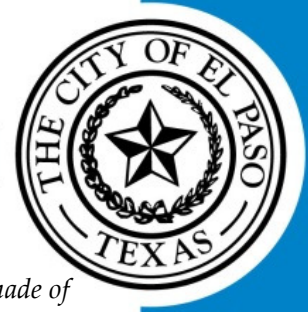
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50% of the area is covered with gravel or other masonry that is made of impervious materials (brick pavers, gravel, and masonry pavers). The remaining 50 % must be covered with trees and/or living plants that provide ground cover. Any hardscape must be pervious and laid directly on the soil or on pervious fabric to allow water penetration.

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

The modification is that the parkways be covered 50% with living native plants.

Mr. Carlos Orozco, owner, was present and responded to questions and comments from commissioners and staff.

MOTION:

Motion made by Chairman Berchelmann, seconded by Commissioner Fernandez AND UNANIMOUSLY CARRIED TO APPROVE WITH MODIFICATIONS THAT THE PARKWAYS BE COVERED 50% WITH LIVING NATIVE PLANTS.

5. Addresses of property HLC commissioners have requested that HLC staff review or investigate and provide a report to the HLC. If no addresses are submitted in advance and listed under this agenda item, commissioners may announce such addresses under this agenda item. Discussion on property announced at this meeting will take place during the next regularly scheduled meeting. April 22, 2013 deadline for HLC members to request for agenda items to be scheduled for the May 6, 2013 meeting. May 6, 2013 deadline for HLC members to request for agenda items to be scheduled for the May 20, 2013 meeting.

There was one address request by Commissioner Gomez, 620 Prospect, for staff to review, investigate and provide a report to the HLC.

HLC Staff Report

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6. Update on Administrative Review Cases since the last HLC meeting for the properties listed on the attachment posted with this agenda.
(See Attachment "A")

MOTION:

Motion made by Chairman Berchermann, seconded by Commissioner Fernandez
AND UNANIMOUSLY CARRIED TO APPROVE THE ADMINISTRATIVE REVIEW REPORT.

Other Business

7. Approval of Regular Meeting Minutes for April 8, 2013.

Chairman Berchermann asked commissioners if they had any additions/corrections/revisions. *There was a request by Chairman Berchermann to add more detailed information stating what recommendations were made to motions.*

Motion made by Chairman Berchermann, seconded by Commissioner Gomez and **UNANIMOUSLY CARRIED TO APPROVE THE REGULAR MEETING MINUTES FOR APRIL 8, 2013, AND TO ADD MORE DETAILED INFORMATION STATING WHAT RECOMMENDATIONS WERE MADE TO MOTIONS.**

8. Update on potential historic district located in the Five Points West area.

Ms. Velázquez informed commissioners of the results of the neighborhood meeting on April 8, 2013, which was held at the Zion Lutheran Church on Pershing. About 50 property owners of the Five Points West area attended to discuss the criteria for designation and whether or not they would like their neighborhood to be El Paso's next historic district. Property owners were informed by staff of the potential in their neighborhood and that consent is required for designation. Staff explained to property owners the definition of designation and asked if support would be provided by the neighborhood. Some property owners expressed their opposition because they do not want any more restrictions on their properties. Others expressed that they are in favor. Questions and concerns were brought up by property owners regarding Smart Code. City Representatives Niland, Byrd, and

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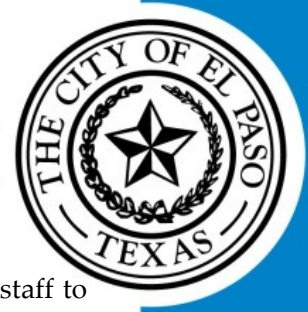
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their staff did not attend the meeting. However, Representative Byrd asked staff to research whether or not this area merits designation as a historic district. Staff has scheduled another meeting at 6:00 p.m. on April 29, 2013, to be held at Zion Lutheran Church on 2800 Pershing. Staff is hoping additional property owners attend the second meeting and express how many are in favor of and how many are opposed to designation. Staff will then inform commissioners and City Council of results. Commissioners are invited to this meeting; however, if all commissioners attend this meeting, it must be advertised and posted as a public hearing.

9. Update on the appeal of PHAP12-00049 – 2817 Wheeling Avenue.

Ms. Velázquez updated the commissioners with regard to the appeal to City Council of the HLC's decision to deny the Certificate of Appropriateness for the partial enclosure of the front porch, after the fact. City Council postponed the item so the City and staff would have the opportunity to explore assistance to the property owner with her need for more living space and to provide four options to the applicant, which are:

Keep the enclosure of the front porch as is, go before City Council for approval, and go before the Zoning Board of Adjustment (ZBA) for approval because the enclosure violated the required setbacks;

Applicant could reduce the size of the enclosure by several feet, go before City Council for approval, and would not have to go before the ZBA because the enclosure would then meet the required setbacks;

Construct an addition in the back, not meet the required setbacks, and the applicant would have to go before the ZBA and HLC for approval;

Construct an addition to the side which would require the applicant to go before both HLC and ZBA for approval.

Ms. Velázquez announced that the next HLC meeting location is tentatively scheduled to be held at the new Council Chambers on the first floor in the new City Hall building located at 300 N. Campbell. However, commissioners will be notified if there are any changes to the meeting location.

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S E R V I C E S O L U T I O N S S U C C E S S



Motion made by Chairman Berchelmann, seconded by Commissioner Moses AND
UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 5:02 P.M.

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